



HIDALGO COUNTY PLANNING DEPARTMENT

2818 S. BUSINESS HWY 281
EDINBURG TEXAS 78539

Tel. 956-318-2840

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 5-12-2026

Anthony Uresti,
Director of Planning

PROPOSED CITRUS PARK SUBDIVISION, PRECINCT No. 1

ENGINEER BENAVIDEZ ENGINEERING LLC DEVELOPER: OLIVAREZ ORGANIZATION, LLC

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 26 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 5

FILLING STATIONS: 3

LOCATION DESCRIPTION: WEST OF MILE 4 ½ WEST ROAD, APPROXIMATELY ½ OF MILE NORTH OF MILE 11 NORTH ROAD.

SUBDIVISION LIES WITHIN THE: RURAL AREA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 4-16-2026 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY EXISTING DRAIN DITCH.

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 6" LOCATION: MILE 4 ½ WEST ROAD.

STAFF RECOMMENDS: **Preliminary Approval** *subject to comments and future recommendations by planning, other departments.*

Final Approval *with financial guarantee.*

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

CITRUS PARK SUBDIVISION

A 15.43-ACRE TRACT OF LAND, MORE OR LESS, BEING THE SOUTH 20-ACRES OF FARM TRACT 256, BLOCK 146, WEST AND ADAMS TRACT SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 35, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS,

STATE OF TEXAS COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

OLIVAREZ ORGANIZATION, LLC AS OWNER OF THE 15.43 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED CITRUS PARK SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
- (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

JOE D. OLIVAREZ - MANAGING MEMBER
OLIVAREZ ORGANIZATION, LLC
36970 W. MILE 7 ROAD
MISSION, TEXAS 78574

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOE D. OLIVAREZ KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ 20__

BERNICE T. LINDSEY
Notary Public
My Commission Expires 1/5/2029
Notary ID #6012995

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE § 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL SESIN, P.E., C.F.M.
GENERAL MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO

UNDER LOCAL GOVERNMENT CODE § 232.028(a)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE CITRUS PARK SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THE DAY OF _____ 20__

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: HIDALGO COUNTY CLERK _____ DATE _____

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone
OWNER: JOE D. OLIVAREZ - MANAGING MEMBER OLIVAREZ ORGANIZATION, LLC	P.O. BOX 1667	WESLACO, TEXAS 78599	(956) 461-5656
ENGINEER: GERARDO BENAVIDES, P.E., CFM	P.O. BOX 832	ALAMO, TEXAS 78516	(956) 310-8373
SURVEYOR: OSCAR HERNANDEZ	3007 S. TUCKER RD	HARLINGEN, TEXAS 78574	(956) 357-2185

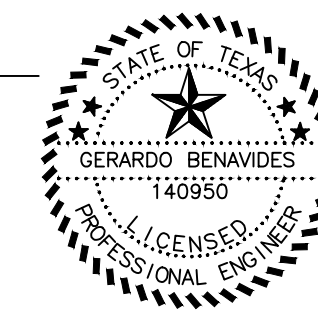
STATE OF TEXAS
COUNTY OF HIDALGO

I, GERARDO BENAVIDES, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS _____ DAY OF _____ 20__

PRELIMINARY

GERARDO BENAVIDES, P.E., CFM
LICENSED PROFESSIONAL ENGINEER No.140950



STATE OF TEXAS
COUNTY OF HIDALGO

I, OSCAR HERNANDEZ, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION OF THIS SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND ON 03/17/2025 UNDER MY SUPERVISION.

DATED THIS THE _____ DAY OF _____ 20__

PRELIMINARY

OSCAR HERNANDEZ, R.P.L.S.#5005
STATE OF TEXAS



STATE OF TEX
HIDALGO COUNTY

CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF CITRUS PARK SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION _____ DATE _____

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property shown on this plat, their successors, assigns, and transferees (hereinafter called "Grantor" whether one or more persons are named), in consideration of one dollar (\$1.00) and other good and valuable consideration paid by North Alamo Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, an exclusive perpetual easement with the right to erect, construct, install and lay thereafter use, operate, inspect, repair, maintain, replace, and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands for the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed. In the event the easement hereby granted abuts on a public road and the city, county or state hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocating said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as relocated. The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein. This agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following: The easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

IN WITNESS WHEREOF the said Grantor executed this instrument this _____ day of _____ 20__

JOE D. OLIVAREZ - MANAGING MEMBER
OLIVAREZ ORGANIZATION, LLC

GENERAL SUBDIVISION PLAT NOTES

1. MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 64.00 ELEVATION OR 24" ABOVE THE CENTER LINE OF THE STREET, WHICHEVER IS GREATER.
2. THIS SUBDIVISION IS LOCATED IN ZONE "X" (SHADED) AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITHIN DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREA PROTECTED BY LEVEES FROM 100-YEAR FLOOD, FEMA FIRM COMMUNITY PANEL No. 48033A 0450 C EFFECTIVE DATE: MAP REVISED: 06-06-2000 (LOMR DATE 05-30-2002)
3. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
3. SETBACKS:
FRONT SETBACK: 25.00 FEET
REAR SETBACK: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE SETBACK: 5.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER SIDE SETBACK: 20.00 FEET OR EASEMENT WHICHEVER IS GREATER
4. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOTS. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. NO COMMERCIAL USE SHALL BE ALLOWED.
5. CORNER MARKERS, CONSISTING OF A ONE-HALF (1/2) INCH STEEL ROD 18 INCHES IN LENGTH, WITH PLASTIC CAP, HAVE BEEN DRIVEN FLUSH WITH THE GROUND SURFACE TO MARK THE CORNERS OF ALL LOTS.
6. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
--BM NO. 1--ELEV.=63.06 FOUND IRON ROD LOCATED ON THE NORTH EAST CORNER OF THIS SUBDIVISION (NAVD 1988) COORDINATE: X=1153464.99 Y=1660629.10
--BM NO. 2--ELEV.=60.25 TOP OF A TYPE "A" INLET LOCATED ON THE SOUTH EAST CORNER OF LOT 23. (NAVD 1988) COORDINATE: X=1153423.12 Y=1660665.22

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 56,632.00 CUBIC FEET (1.28 ACRES-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS (SEE SHEET NO.3 FOR STORM SEWER IMPROVEMENTS.)

7. NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
8. EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
9. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. THE DESIGNING ENGINEER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
10. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
- A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
- B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
- C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
- D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.
- E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

11. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
12. OLIVAREZ ORGANIZATION, LLC THE SUBDIVIDER OF CITRUS PARK SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.
13. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
14. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
15. ALL LOTS SHALL BE GRADED SO THAT STORM WATER RUN-OFF IS DIRECTED TO THE STREET FRONTING THE LOT. IF A LOT HAS DOUBLE FRONTAGE, THE CITY ENGINEER AN/OR PLANNING DIRECTOR MAY ALLOW FOR THE DRAINAGE OF THE LOT TO BE SPLIT SUCH THAT A PORTION OF THE RUN-OFF IS DIRECTED TO THE STREET IN FRONT OF THE LOT WITH THE REMAINDER OF THE RUN-OFF DIRECTED TO THE STREET AT THE REAR OF THE LOT.
16. DRAINAGE IMPROVEMENTS ALONG MILE 4 1/2 NORTH ROAD ROAD-SIDE DITCH WILL BE MAINTAINED BY HIDALGO COUNTY PCT.1 (NO ALTERATION OR COVERING)
17. NO ACCESS SHALL BE ALLOWED ONTO LOTS 1 AND 26 FROM MILE 4 1/2 WEST ROAD.
18. THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE (NOTE #7) IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENT ARE GREATER THAN STATED ABOVE (NOTE #7) DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.
19. STREET LIGHTS MUST BE LOCATED EVERY 300 FEET.
20. CORNER LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHERS POSSIBLE POINT FROM THE EDGE OF THE EXISTING PAVED ROAD OF MILE 4 1/2 WEST ROAD.
21. DETENTION BEING PLACED WITHIN HCCD#1 FUTURE IMPROVEMENTS NEED APPROVAL LETTER FROM HCCD#1
22. ALL FENCING PLACED IN INDIVIDUAL'S LOT.

METES AND BOUNDS

A 15.43-ACRE TRACT OF LAND, MORE OR LESS, BEING THE SOUTH 20.00-ACRES OF FARM TRACT 256, BLOCK 146, WEST AND ADAMS TRACT SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 35, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, REFERENCES TO WHICH ARE HERE MADE FOR ALL PURPOSES, LOCATED ON THE WEST SIDE OF MILE 4 1/2 WEST ROAD, APPROXIMATELY 2,640 FEET NORTH OF MILE 11 NORTH ROAD, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, (P.O.C.) AT A POINT FOR THE SOUTHEAST CORNER OF FARM TRACT 256, BLOCK 146, OF SAID WEST AND ADAMS TRACT SUBDIVISION; THENCE, NORTH 01°11'51" WEST, WITH THE EAST LINE OF SAID FARM TRACT 256, BLOCK 146, A DISTANCE OF 1,000.00 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID 15.43-ACRE TRACT AND THE POINT OF BEGINNING OF SAID 15.43-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 88°48'09" WEST, PARALLEL TO THE SOUTH LINE OF SAID FARM TRACT 256, BLOCK 146, A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 5005 ON THE WEST RIGHT-OF-WAY LINE OF SAID MILE 4 1/2 WEST ROAD, CONTINUING FOR A TOTAL DISTANCE OF 1,200.00 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 5005, ON THE EAST LINE OF A 55.0 FEET HIDALGO CAMERON COUNTY IRRIGATION DISTRICT # 9 EASEMENT, FOR THE SOUTHWEST CORNER OF SAID 15.43-ACRE TRACT OF LAND HEREIN DESCRIBED;

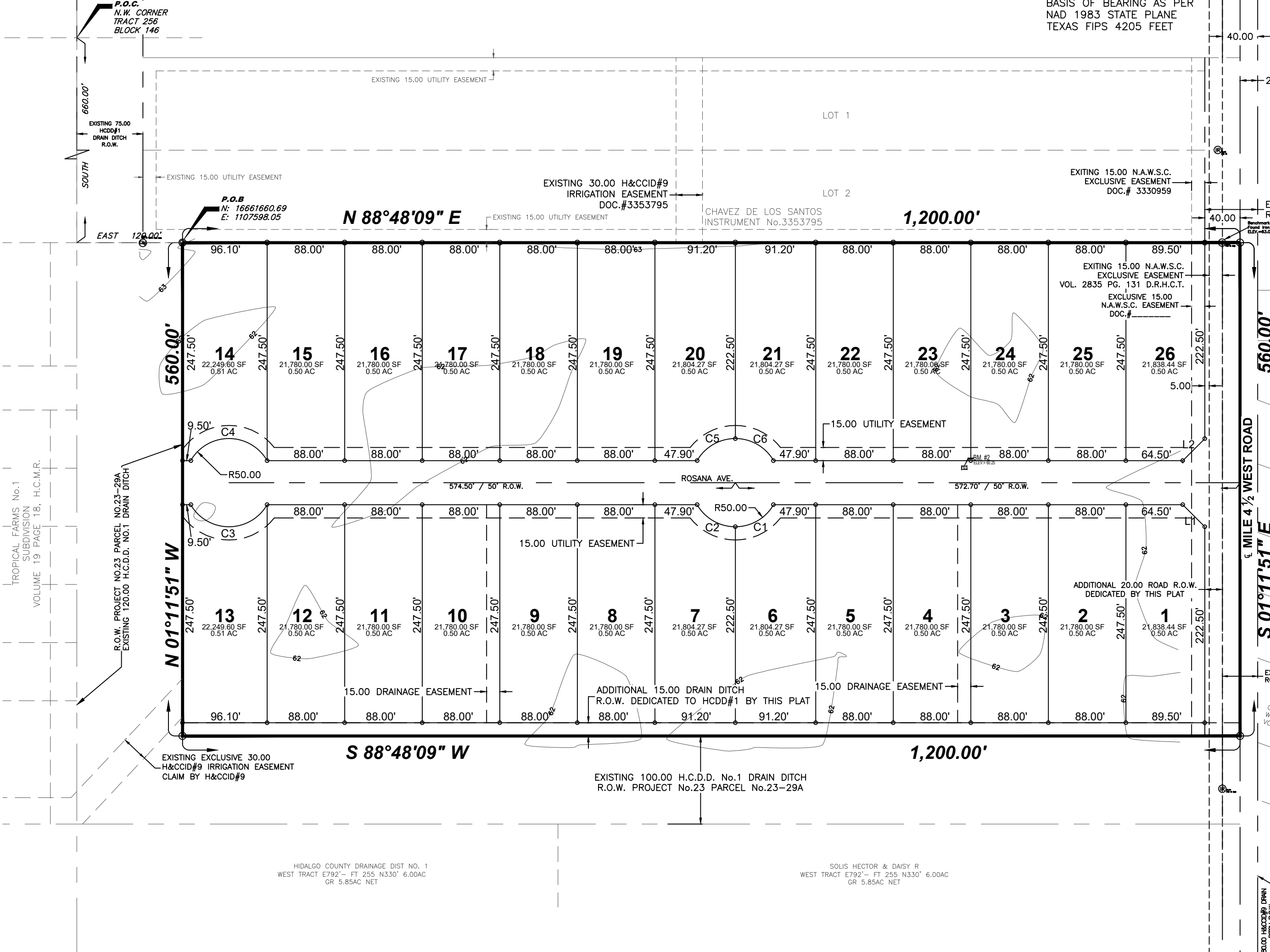
THENCE, NORTH 01°11'51" WEST, WITH THE EAST LINE OF SAID HIDALGO CAMERON COUNTY IRRIGATION DISTRICT # 9 EASEMENT, A DISTANCE OF 560.00 FEET TO A POINT ON THE SOUTH LINE OF CHAVEZ DE LOS SANTOS SUBDIVISION RECORDED IN INSTRUMENT #3353795, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF SAID 15.43-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 88°48'09" EAST, WITH THE SOUTH LINE OF SAID CHAVEZ DE LOS SANTOS SUBDIVISION, 1,180.00 PASS A NO. 4 REBAR FOUND ON THE WEST RIGHT-OF-WAY LINE OF SAID MILE 4 1/2 WEST ROAD, CONTINUING FOR A TOTAL DISTANCE OF 1,200.00 FEET TO A POINT ON THE EAST LINE OF SAID FARM TRACT 256, BLOCK 146, OF SAID WEST AND ADAMS TRACT SUBDIVISION FOR THE NORTHEAST CORNER OF SAID 15.43-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 01°11'51" WEST, WITH THE EAST LINE OF SAID FARM TRACT 256, BLOCK 146, OF SAID WEST AND ADAMS TRACT SUBDIVISION A DISTANCE OF 560.00 FEET TO THE POINT OF BEGINNING, CONTAINING A GROSS OF 15.43-ACRES, OF WHICH 0.19-ACRES LIES IN EXISTING NORTH ALAMO WATER SUPPLY CORPORATION EASEMENT, AND OF 0.26-ACRES LIES IN EXISTING ROAD RIGHT-OF-WAY, LEAVING A NET OF 14.98-ACRE TRACT OF LAND, MORE OR LESS

DRAWING DATE: 03-10-2025
REVISED DATE: 02-19-2026

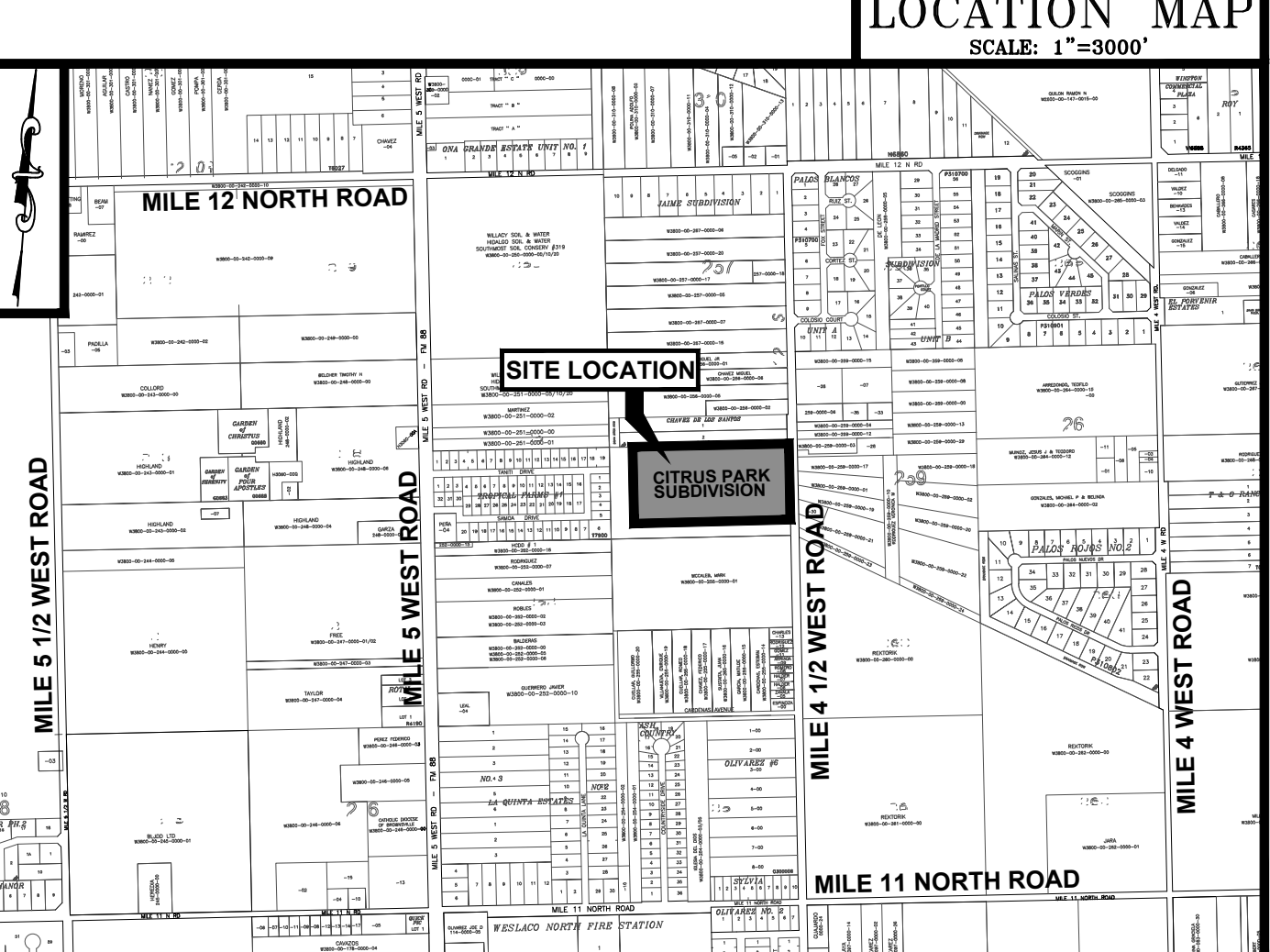
BENAVIDES
ENGINEERING
TEXAS REGISTRATION F-22855
P.O. Box 832 Alamo, TX 78516
Jerry@benavideseeng.com
956.310.8373



THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO.9
DATE THIS _____ DAY OF _____ 20__

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCID #9.
2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
3. HCCID #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, HCCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
4. HCCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.
5. HCCID#9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, TREES, AND OTHER PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

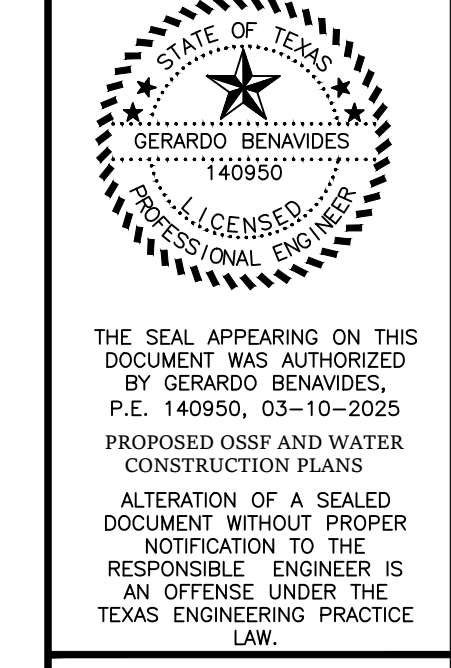


LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
CITRUS PARK SUBDIVISION IS LOCATED ON THE WEST SIDE OF MILE 4 1/2 WEST ROAD APPROXIMATE 1/2 MILE NORTH OF MILE 11 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 78,000 - 2020 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES IN THE RURAL AREA OF THE HIDALGO COUNTY, TEXAS UNDER LOCAL GOVERNMENT CODE 42.02 PRECINCT. No. 1.

- INDEX TO SHEETS OF CITRUS PARK SUBDIVISION
- SHEET 1: HEADING, INDEX, LOCATION MAP, AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOT, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCALITY OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. NO. 1 CERTIFICATION; AND UNITED IRRIGATION DIST. REVISION NOTES.
 - SHEET 2: WATER DISTRIBUTION DESIGN; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; TYPICAL WATER SERVICE CONNECTION DETAILS.
 - SHEET 3: DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS.

CITRUS PARK SUBDIVISION

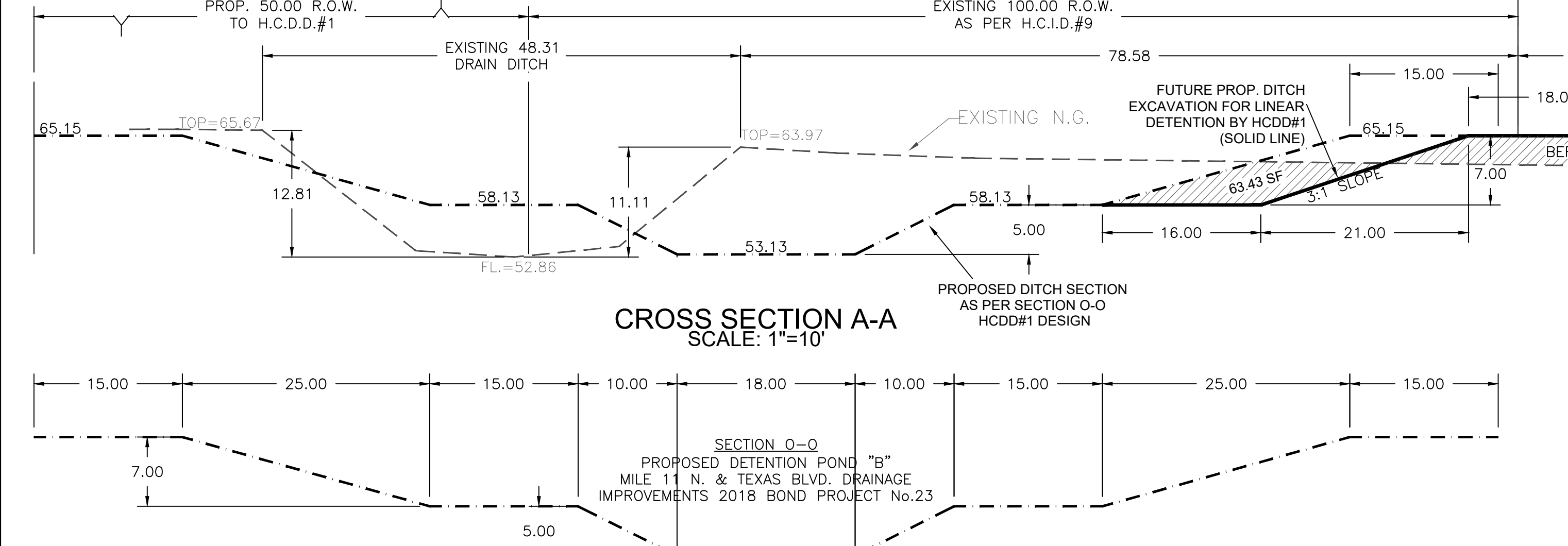
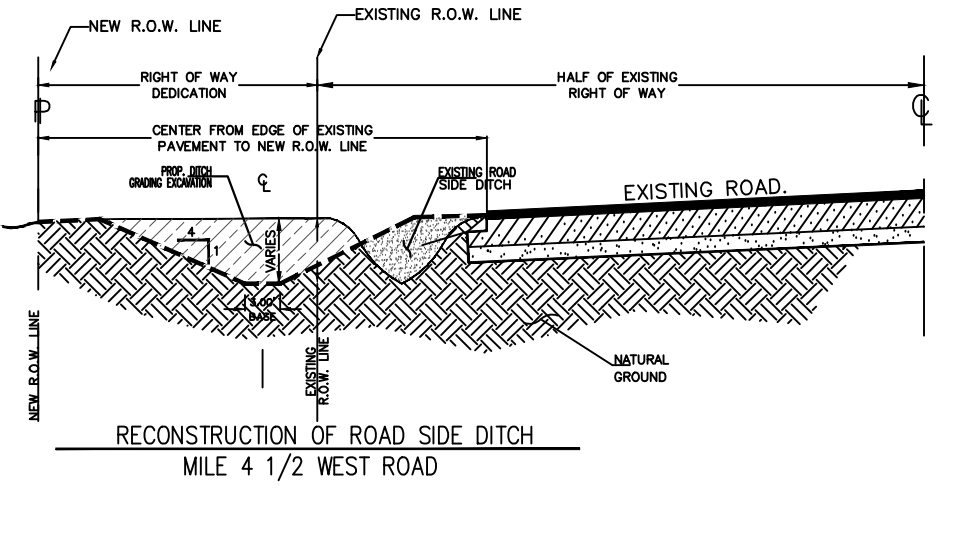
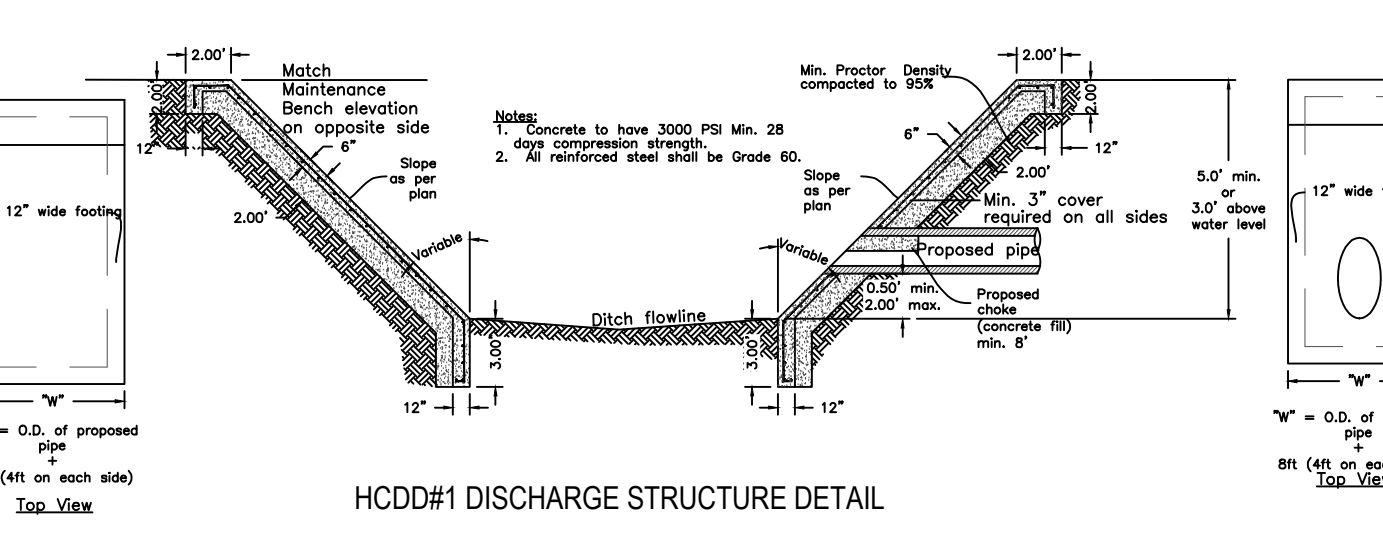
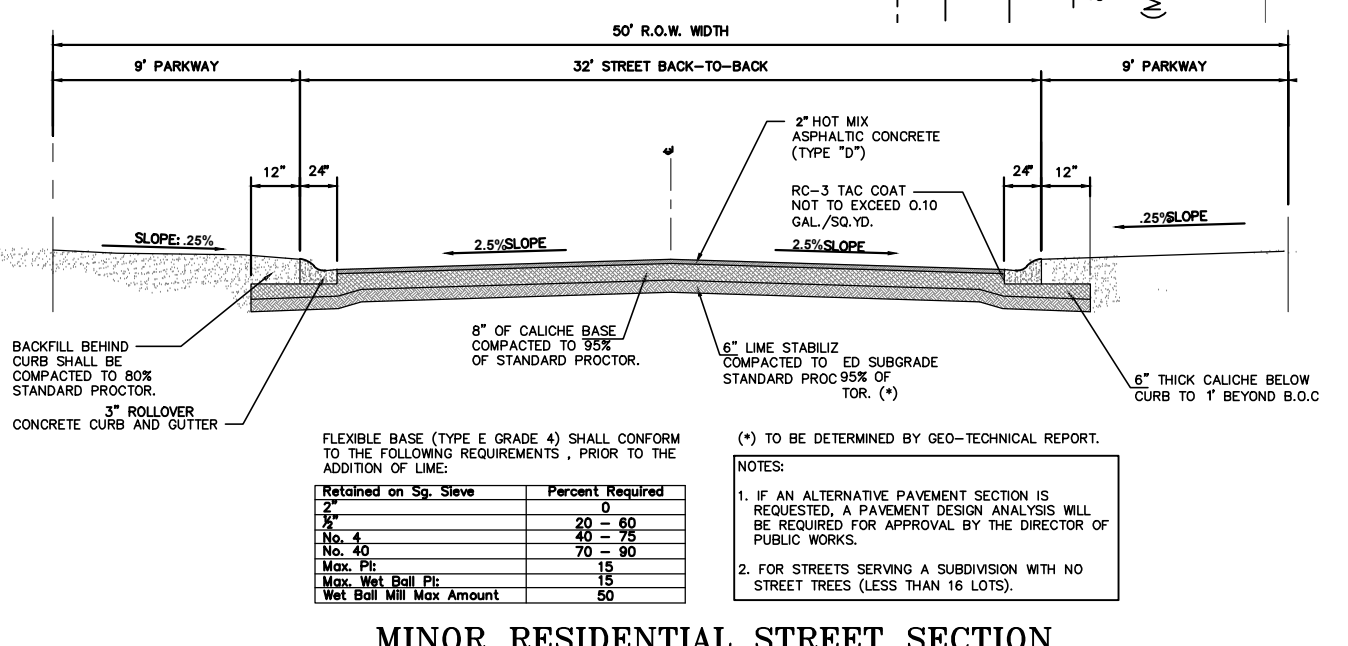
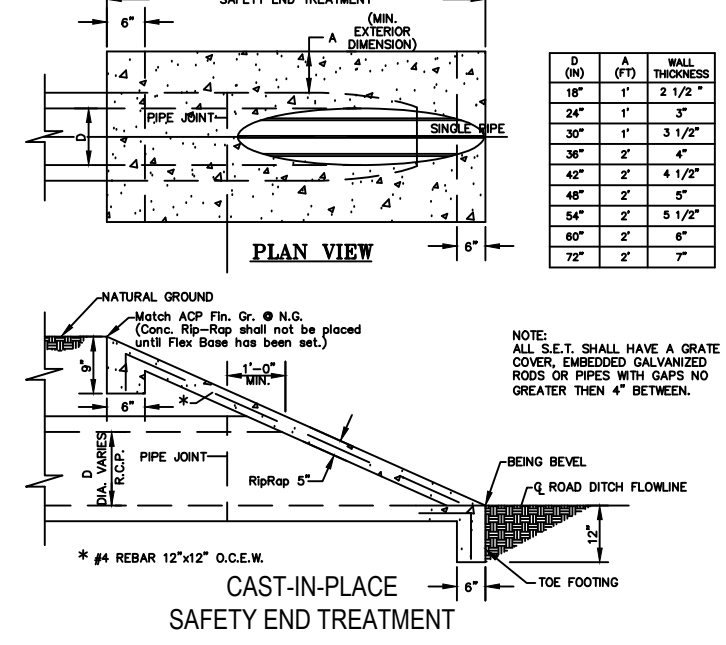
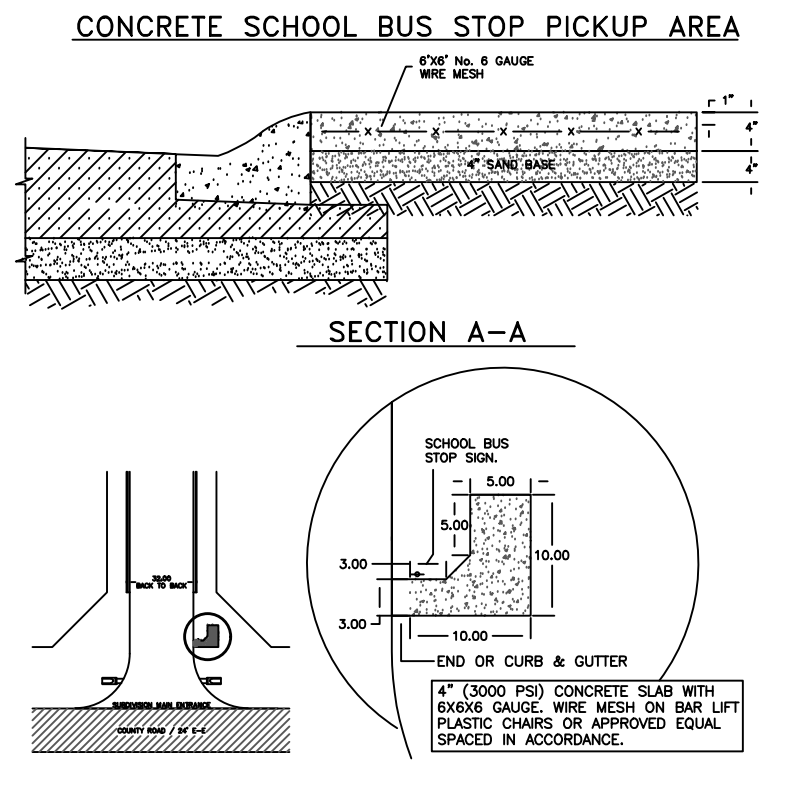
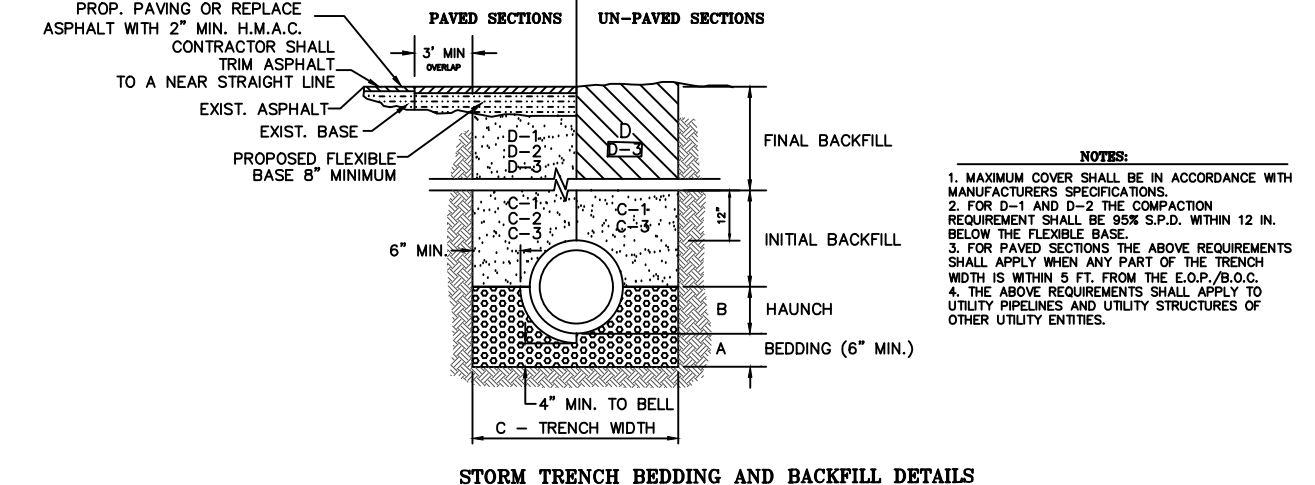
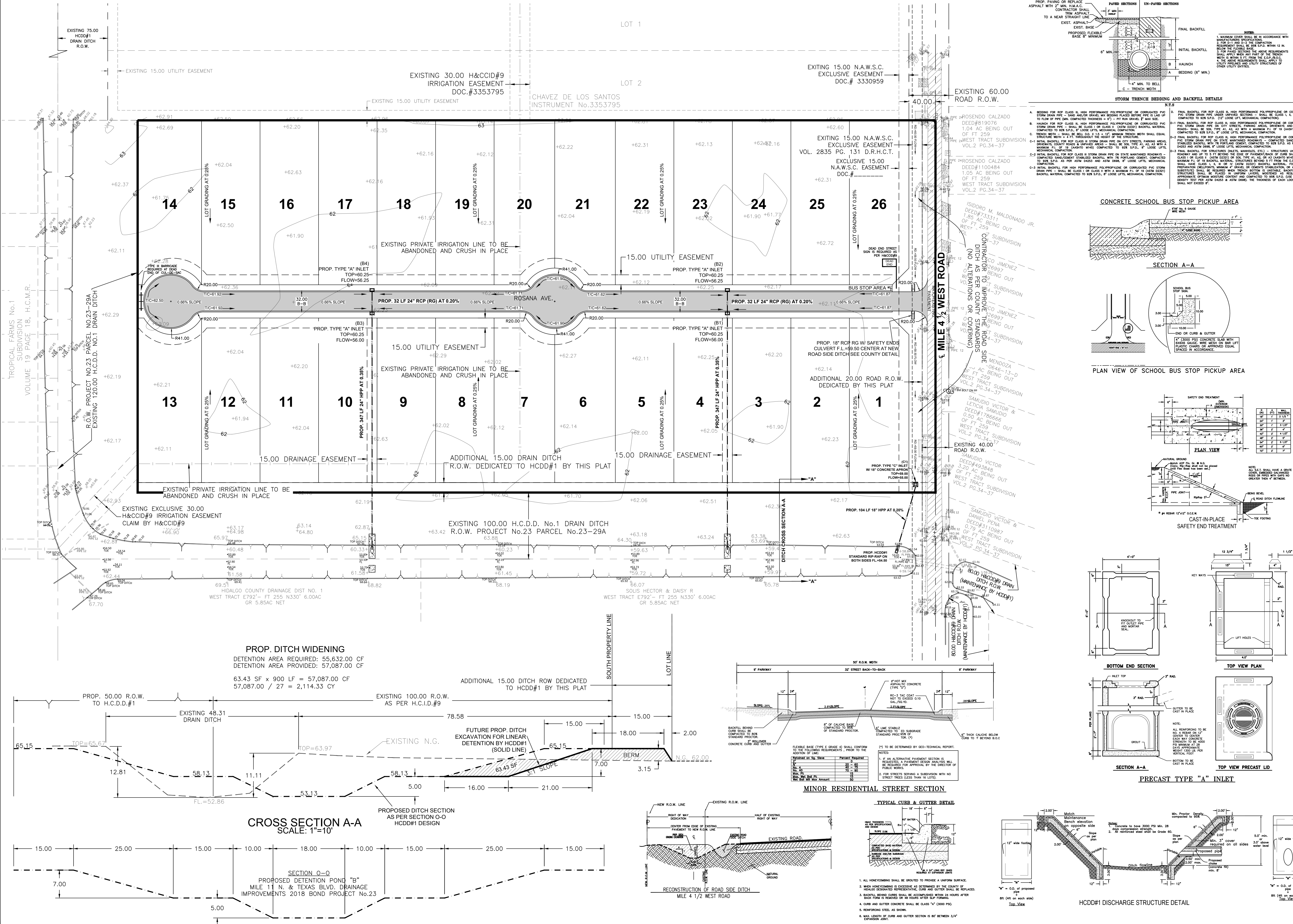
A 15.43-ACRE TRACT OF LAND, MORE OR LESS, BEING THE SOUTH 20-ACRES OF FARM TRACT 256, BLOCK 146, WEST AND ADAMS TRACT SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 35, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY GERARDO BENAVIDES, P.E. 140950, 03-10-2025 PROPOSED DRAINAGE AND WATER CONSTRUCTION PLANS ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW.

BENAVIDES ENGINEERING

PROPOSED PAVING AND DRAINAGE IMPROVEMENTS



Proposed or Existing	Material	Quantity
Proposed	Concrete	100
Proposed	Asphalt	50
Proposed	Gravel	200
Proposed	Soil	150
Proposed	Other	50
Existing	Concrete	100
Existing	Asphalt	50
Existing	Gravel	200
Existing	Soil	150
Existing	Other	50

NOTES:

- ALL HONEYCOMBING SHALL BE GROUTED TO PROVIDE A UNIFORM SURFACE.
- WHEN HONEYCOMBING IS EXCESSIVE AS DETERMINED BY THE COUNTY OF HIDALGO DESIGNATED REPRESENTATIVE CURB AND GUTTER SHALL BE REPLACED.
- BACKFILL BEHIND CURBS SHALL BE ACCOMPANIED WITHIN 24 HOURS AFTER BACK FILL IS COMPLETED OR 48 HOURS AFTER SOFT FILLING.
- CURB AND GUTTER CONCRETE SHALL BE CLASS "A" (3000 PSI).
- REINFORCING STEEL AS SHOWN.
- MAX. SPACING OF CURB AND GUTTER SECTION IS 80' BETWEEN 3/4" EXPANSION JOINTS.